REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION

Date of Consideration: **September 10, 2015** **TIME: 9:15 a.m.**

File Number: **B57/15**

Applicant: **Reidway Holdings Limited**

Subject Lands: TOWNSHIP OF CENTRE WELLINGTON (Elora) – Part Lot 23, NE side of Union St., Reg Plan 75

Proposal is a request for consent to convey fee simple for a proposed severance 832 square metres with 11.5m frontage on Geddes St. and 33m frontage on Stumpf St in the TOWNSHIP OF CENTRE WELLINGTON (Elora) – Part Lot 23, NE side of Union St., Reg Plan 75, existing and proposed urban residential use with existing dwelling; retained lands are 748 square metres.

ISSUES: neighbour concerns

SUMMARY of FILED REPORTS and COMMENTS:

Township of Centre Wellington - staff opinion – in support of application; conforms to Official Plan; note Infrastructure Services staff advised services for severed will need to be constructed and it is not a conventional gravity sewer. A LPS system requiring a grinder pump will be required; conditions to be addressed

County Planning - notice cards were posted at time of site visit; application is consistent with Provincial Policy and generally conforms to Official Plan – Urban Centre (Elora/Salem);

Conservation Authority (GRCA) – no objections (see comments from lapsed application B32-34/09)

County Roads Dept. – no objections; no condition required

Others - Nancy Shoemaker – agent – cover letter
Terry Hooper (2 Millridge Estates SS4 Elora ON N0B 1S0) – concerns – physical characteristics of retained; large mature trees – removal or damaged; driveway access involves steep slope between roadway and sidewalk; original parcel one of smallest lots on street – split creates radical change in streetscape; **request notification of consideration and decision**

PROPOSED CONDITIONS of APPROVAL

1) THAT the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
2) THAT the Solicitor for the Owner give an undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent B57/15.
3) THAT the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
4) THAT the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a full print of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.
5) THAT the Owner receive approval from the Township of Centre Wellington in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel; and further that the Township of Centre Wellington file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.
6) THAT the Owner satisfy all the requirements of the Township of Centre Wellington, financial and otherwise (included but not limited to Taxes paid in full; copy of Deposited Reference Plan; undertaking to advise Twp when deed is Registered; Tax Assessment Roll Setup Fee paid) which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7) THAT the Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8) THAT the Owner enter into a Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage) to the satisfaction of the Township of Centre Wellington and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

9) THAT servicing connections to both the severed and retained lots be confirmed to the satisfaction of the Township of Centre Wellington; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

10) THAT the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

*****Conditions may be deleted, added to, or changed at meeting*****

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph, ON N1H 3T9

August 27, 2015

NOTICE OF CONSIDERATION IN PUBLIC FORUM

Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations

with respect to Application for consent,

File B57/15

APPLICANT	**LOCATION OF SUBJECT LANDS:**
Reidway Holdings Limited 183 Dufferin St. Guelph ON N1H 4B3	CENTRE WELLINGTON (Elora) Part Lot 23, NE Side of Union St. Reg Plan 75

Proposed severance is 832 square metres with 11.5m frontage on Geddes St. and 33m frontage on Stumpf St. (Part 1 on sketch), existing and proposed urban residential use with existing dwelling.

Retained parcel is 748 square metres with 17m frontage (Part 2 on sketch), vacant land for proposed urban residential use.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, September 10, 2015**

AT 9:15 a.m. for the purpose of considering this matter.

CONSIDERATION WILL BE HELD IN THE: 3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR SHOULD ATTEND THIS CONSIDERATION**. Any person may be represented by counsel who has been duly authorized for that purpose.

Even if the owner/applicant does not attend, the Committee will consider the application as scheduled, and the applicant, except as otherwise provided in the Planning Act, will not be entitled to any further notice in the Proceedings.

Please also be advised that if a person or public body that filed an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

Additional Information regarding the application is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office - 74 Woolwich St. Guelph ON N1H 3T9

Phone - (519) 837-2600 x2170 Fax – (519) 837-3875

To view comments for this application on our website www.wellington.ca follow these steps:

- **Government**
- **Council and Standing Committees**
- **Land Division Committee**
- **choose month & year in drop down menus**
- **Choose Land Division Committee in the drop down menu**
- **open appropriate agenda**

TO: **Applicant – Reidway Holding Limited** **Agent – Nancy Shoemaker**
Other: Terry Hooper (2 Millridge Estates SS4 Elora ON N0B 1S0)

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JUL 14 2015

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

FILE NO: B57/15

APPLICANT

Reidway Holdings Limited
183 Dufferin St.
Guelph ON N1H 4B3

LOCATION OF SUBJECT LANDS

405 GEDDES ST, ELORA (STUMPF ST)
CENTRE WELLINGTON (Elora)
Part Lot 23, NE Side of Union St.
Reg Plan 75

Proposed severance is 832 square metres with 11.5m frontage on Geddes St. and 33m frontage on Stumpf St. (Part 1 on sketch), existing and proposed urban residential use with existing dwelling.

Retained parcel is 748 square metres with 17m frontage (Part 2 on sketch), vacant land for proposed urban residential use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326-000-022-14400

Does this description reasonably describe the parcel holdings? YES(✓) NO( )

If answer is no, please provide new information: _____

Do you consider this proposal to conform to your Official Plan? YES(✓) NO( )

What Section(s) does it conform to or contravene? (Please specify)
Section C.5.5 – Residential Intensification and Section E.9.3 - Consent Policies

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES [ ] NO [✓]

(Please Specify) R1A zone requirements - lot frontage is 18m

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES [ ] NO [✓]

(Please Specify) R1A zone requirements - lot frontage is 18m

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-Law to permit the proposal to conform? YES( ) NO( ) N/A( ) or **Minor Variance** YES(✓) NO( ) N/A( )

Is proposal on an opened maintained year-round public road YES(✓) NO( )
If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road ?

Please specify Geddes Street

Is the Proposed Lot(s) serviced now by Municipal Water YES(✓) NO( )

Is the Retained Lot serviced now by Municipal Water YES(✓) NO( )

Is the Proposed Lot(s) serviced now by Municipal Sewers YES(✓) NO( )

Is the Retained Lot serviced now by Municipal Sewers YES(✓) NO( )

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AUG 17 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Is there a **Capital Works Project** underway to service these lots in the near future YES( ) NO( )

Approximate Time of Servicing Availability: N/A

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

N/A.

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B57/15

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?
YES [ ]NO [ ]

N/A

Is there any further information that may assist the Planning and Land Division Committee?
[A letter may be attached if there is insufficient space to explain]

N/A

Is the Municipality in support of this application? **YES**(✓) **NO**( ) Planning staff opinion only

What Conditions, if any, are requested by the Municipality if the Consent is granted?

See attached sheet of conditions

Does the Municipality request a Notice of the Decision? YES(✓) NO( )

SIGNATURE _____

TITLE: Planner

ADDRESS: 1 MacDonald Square, Elora ON N0B 1S0

DATE: Aug. 29/15

FILE NO: B 57/15 – Reidway Holdings Limited
405 Geddes St, Elora

Conditions requested if the Consent is granted:

- ☑ That land be dedicated or other requirements met for park or other public recreational purposes.
- ☑ Satisfy all the requirements of the local municipality, financial and otherwise
- ☑ Driveway entrance approval
- ☑ Taxes Paid in Full
- ☑ Service Connections to be confirmed
- ☐ Official Plan Amendment
- ☑ Zoning Compliance
- ☑ Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage)
- ☑ Copy of deposited Reference Plan
- ☑ Undertaking to advise Township when deed is Registered
- ☑ Tax Assessment Roll Setup Fee

Additional Notes:

Please note that Infrastructure Services staff have advised that the services for the severed lot will need to be constructed and that it is not a conventional gravity sewer. It will be on the LPS system requiring a grinder pump.

Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

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JUL 27 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B57/15 (also see B58/15)
Location	Part Lot 23, NE Side of Union Street TOWNSHIP OF CENTRE WELLINGTON (Elora)
Applicant/Owner	Reidway Holdings Limited

PLANNING OPINION: This application would create an 832 sq. m (8,956 sq. ft.) urban residential lot in Elora/Salem. A vacant 748 sq. m (8,052 sq. ft.) lot would be retained.

This application is consistent with the Provincial Policy and would generally conform to the Official Plan, provided that servicing can be provided to the satisfaction of the Township and that as a condition of approval safe driveway access can be provided to the satisfaction of the County Engineering Services Department.

PLACES TO GROW: The Places to Grow policies place an emphasis on intensification and optimizing the use of existing land supplies. Under section 2.2.2.1 which deals with managing growth it states, "population and employment growth will be accommodated by focusing intensification in intensification areas". Intensification is defined as "the development of a property, site or area at a higher density than currently exists through,.....b) the development of vacant and/or underutilized lots within previously developed areas; or c) infill development".

PROVINCIAL POLICY STATEMENT (PPS): Section 1.1.3.3 of the Provincial Policy Statement directs growth and development to occur within settlement areas. The proposed lot creation is located within the Elora/Salem Urban Centre and is consistent with the PPS which encourages development in areas with existing servicing and infrastructure.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated URBAN CENTRE (Elora/Salem).

Section 10.6.2 States that "new lots may be created in Urban Centres provided that the land will be appropriately zoned. Lots may be created for a variety of community uses subject to the policies of this plan. Lot creation will normally proceed by plan of subdivision and will be based on the provision of full urban services, wherever such services are available."

According to Schedule B1 the property is within a Well Head Protection Area.

The matters under Section 10.1.3 were also considered including b) "that all lots can be adequately serviced with water, sewage disposal.....to accepted municipal standards" and d) "that all lots will have safe driveway access to an all-season maintained public road".

LOCAL OFFICIAL PLAN: The subject property is designated RESIDENTIAL within the Elora-Salem urban centre.

LOCAL ZONING BY-LAW: The subject property is zoned Residential R1A and Environmental Protection Overlay.

SITE VISIT INFORMATION: The subject property was visited and photographed on July 24, 2015. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
July 27, 2015

400 Clyde Road, P.O. Box 729 Cambridge, ON N1 R 5W6

Phone: 519.621.2761 **Toll free:** 866.900.4722 **Fax:** 519.621.4844 **Online:** www.grandriver.ca

PLAN REVIEW REPORT: County of Wellington, Planning & Land Division Committee

DATE: August 6, 2015 **YOUR FILE: B57/15 AND B58/15**
GRCA FILE: WELLINGTON\ERIN\2015\Severance

RE: **Application for Consent B59/15**
(Re-submission of lapsed application B32/09, B33/09, B34/09)
Reidway Holdings Ltd.
Part Lot 23, NE Side of Union St.
Registered Plan 75

GRCA COMMENT:

The Grand River Conservation Authority (GRCA) has no objection to the consent for the proposed severances.

Please see GRCA's comments on the previous applications, B32/09, B33/09, B34/09.

Should you have any questions or require further information, please contact the undersigned at extension 2320.

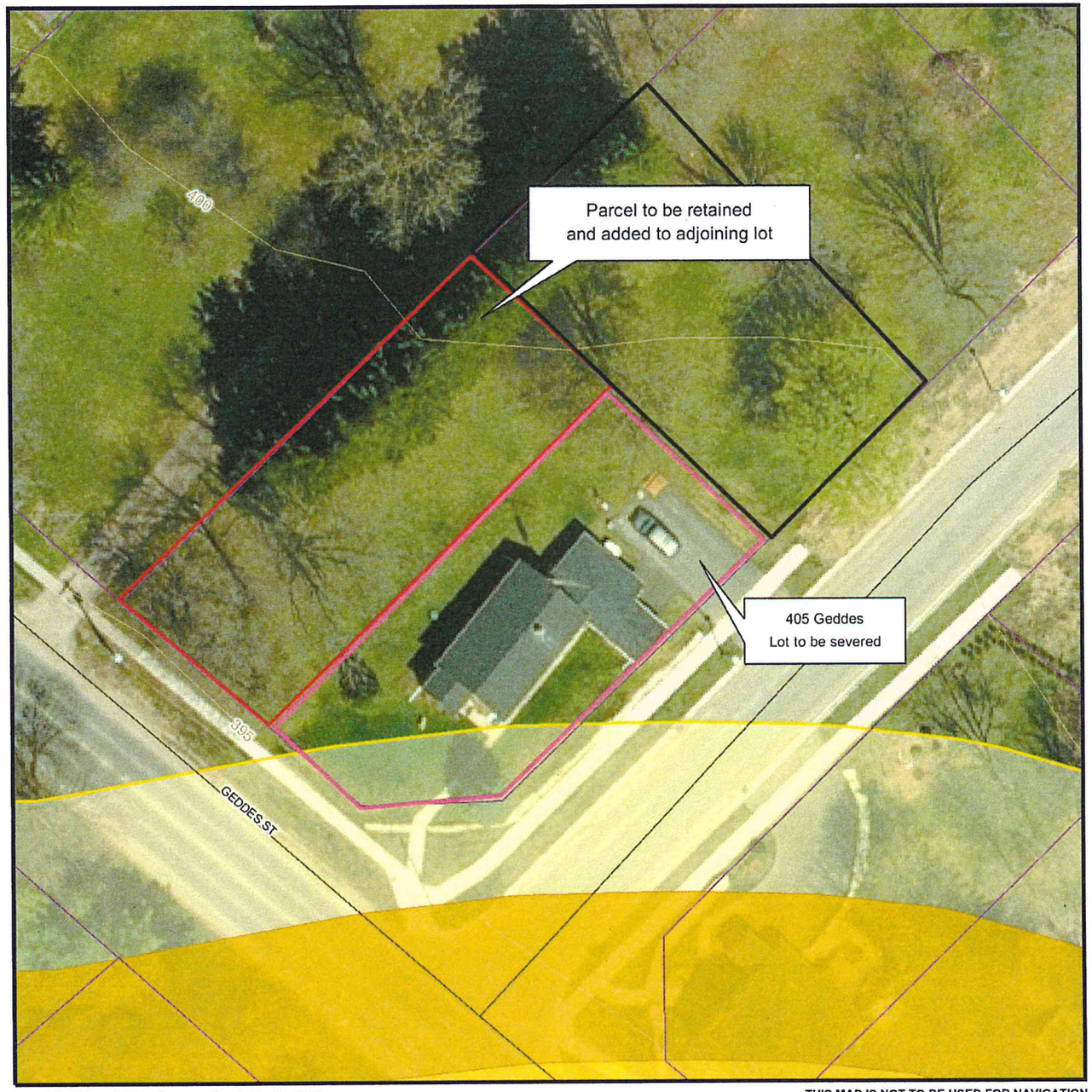
Yours truly,

Jason Wagler, MCIP, RPP
Resource Planner
Grand River Conservation Authority

RECEIVED
AUG 18 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

* ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

Encl. (2)
cc. Township of Centre Wellington
Reidway Holdings Ltd., 183 Dufferin St. Guelph ON N1H 4B3
Black, Shoemaker, Robinson & Donaldson Ltd. (Agent), 351 Speedvale Ave. W., Guelph ON N1H 1C6



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: August 6, 2015

B57/15 (B34/09)

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- WATERCOURSE - DRAFT (GRCA)
- PARCELS (WELLINGTON)
- CONTOUR 5m (NRVIS)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- WETLAND (NRVIS)
  - PROVINCIALLY SIGNIFICANT
  - LOCALLY SIGNIFICANT
  - UNEVALUATED
- REGULATION LIMIT 2014 (GRCA)
- WATERBODY - DRAFT (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

GRCA Disclaimer

This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

http://grims.grandriver.ca/docs/SourcesCitations1.htm

0 5.75 11.5 17.25 23 m.

NAD 1983, UTM Zone 17 Scale 1:500

N

Grand River Conservation Authority
Resource Management Division
Jamie Ferguson, Resource Planner

400 Clyde Road, P.O. Box 729
Cambridge, Ontario N1R 5W6
Phone: 519-621-2763 x2238
Fax: 519-621-4945
E-mail: jferguson@grandriver.ca

PLAN REVIEW REPORT TO: Wellington County, Land Division Committee
Deborah Turchet, Secretary-Treasurer

DATE: March 2, 2009 **YOUR FILE:** B32/09, B33/09, B34/09

GRCA FILE: CentWell/2009/Sev

RE: Former Township of Nichol
Part Lots 22 & 23
Registered Plan 75

GRCA COMMENT:
The Grand River Conservation Authority has no objection to the proposed severances.

BACKGROUND:

1. **Resource Issues:**
A portion of the proposed Part 4 contains the regulated allowance associated with slope erosion. Proposed Parts 1, 2 and 3 contain no features of interest to the Grand River Conservation Authority.

2. **Legislative/Policy Requirements and Implications:**
Due to the above mentioned feature, a small portion of Part 4 is regulated by the Grand River Conservation Authority under the *Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06).*

3. **Additional Information/Suggestions provided in an advisory capacity:**
We wish to acknowledge the receipt of the review fee for $350.00. This application is considered a 'minor' consent. The fee for a minor consent as of September 1st, 2008 is $360.00. With a copy of this correspondence, the applicant will be invoiced the outstanding amount.

We trust these comments are of assistance. Should you have any further questions, please do not hesitate to contact Jamie Ferguson at 519-621-2763 ext. 2238.

Yours truly,

Fred Natolochny
Supervisor of Resource Planning
Grand River Conservation Authority

FN*jf
Encl. (1)
cc. Brett Salmon, Township of Centre Wellington
Wilfred & Rose Marie Stumpf, 405 Geddes Street, Salem, Ontario N0B 1S0

N:\Resource Management Division\Resource Planning\WELLINGTON\CENTWELL\2009\Sev\B32_09, B33_09 & B34_09 0 Stumpf.docx

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

July 10, 2015

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: June 26, 2015

FILE NO. B57/15

APPLICANT

Reidway Holdings Limited
183 Dufferin St.
Guelph ON N1H 4B3

LOCATION OF SUBJECT LANDS:

CENTRE WELLINGTON (Elora)
Part Lot 23, NE Side of Union St.
Reg Plan 75

Proposed severance is 832 square metres with 11.5m frontage on Geddes St. and 33m frontage on Stumpf St. (Part 1 on sketch), existing and proposed urban residential use with existing dwelling.

Retained parcel is 748 square metres with 17m frontage (Part 2 on sketch), vacant land for proposed urban residential use.

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION, WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE

August 19, 2015

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality – Centre Wellington County Planning

Bell Canada County Clerk Roads

Neighbour - as per list verified by local municipality and filed by applicant with this application

Conservation Authority - GRCA

ENTRANCE COND NOT REQ*

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
AUG 07 2015
Date:

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSR&D Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

TEL: 519-822-4031
FAX: 519-822-1220

Project 15-9982

April 7, 2015

The Corporation of the County of Wellington
74 Woolwich Street
GUELPH, Ontario
N1H 3T9

ATTENTION: Pasquale Costanzo

Dear Pasquale:

Re: Sight Distances on Geddes Street (at corner of Stumpf Street)
Part of Lot 22, NE Side of Union (Geddes) Street
Registered Plan 75 (Wissler's Portion)
TOWNSHIP OF CENTRE WELLINGTON

Further to Nancy Shoemaker's e-mail of March 4th regarding the proposed new lot fronting on Geddes Street and lying adjacent to #16 Stumpf Street, we had a field crew attend to this site on February 24, 2015. As a result of our field crew's work on that day, we can confirm the following:

1. The posted speed limit along this section of Geddes Street is 50 kmh.
2. Our measurements confirm there is a minimum 200 metre clear "sight distance" in either direction from the proposed driveway into the new lot fronting on Geddes Street.
3. These measurements were determined using the specifications shown on Figures 1 and 2 of the County of Wellington standard drawings entitled "Illustrations Showing Minimum Clear Vision".
4. Our reading of the County's Regulation is that a minimum sight distance of only 135 metres is required for the posted speed of 50 kmh; and our measurements would indicate that the actual clear sight distance in this area would meet the standard for a posted speed of 80 kmh.

.../2

I. D. ROBINSON, B.Sc., O.L.S., O.L.I.P. K. F. HILLIS, B.Sc., O.L.S., O.L.I.P. N. C. SHOEMAKER, B.A.A., M.C.I.P., R.P.P.
A. B. DONALDSON, O.L.S., O.L.I.P. ARIE LISE, O.L.S., O.L.I.P., Dipl.T. BRIAN BEATTY, B.A.A., M.U.R.PL C. V. YOUNG, C.S.T.
S. W. BLACK, O.L.S. (1917 - 2007) R. L. SHOEMAKER, O.L.S. (1923-2008) W. F. ROBINSON, O.L.S. (1924-2010)

I trust this verification letter meets with your requirements. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Ian D. Robinson, B.Sc., O.L.S.

IDR:kk

c.c. Nancy Shoemaker

2 Millridge Estates SS4
Elora ON N0B 1S0

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich St.
Guelph ON N1H 3T9

RECEIVED
AUG 18 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

8/12/2015

In the matter of An Application for Consent - File No. B57/15

I should like to bring the Committee's attention to several of the physical characteristics of the retained parcel of this property.

First, a significant portion of the parcel is covered by very large mature trees, both coniferous and deciduous. A large number of such trees have been destroyed by adjacent development even though we were promised that they would be retained. Any building on the lot would either require removal of the trees or create sufficient damage that they would not be sustainable.

Second, driveway access to the parcel involves a steep slope between the roadway and the sidewalk which would not be negotiable by many ordinary vehicles. As evidence of this I would point to the adjacent driveway which is not as steep but still causes considerable noise as vehicles scrape bumpers and bottoms negotiating the difference in grades.

While I'm not sure it is germane to the question, I'd point out that the original parcel is one of the smallest lots on the street and to split it up would create a radical change in the streetscape. As well, I would like to know if there would be any difference in procedure or oversight by any government body if the vacant parcel were being severed instead of the house parcel.

Would you kindly notify me of the date and time of the consideration and of the Committee's decision?

Sincerely,

Terry J. Hooper

Pasquale Costanzo B57/15 + B58/15

From: Ian Robinson <ianr@bsrd.com>
Sent: Tuesday, April 07, 2015 11:20 AM
To: Pasquale Costanzo
Cc: carson@carsonreidhomes.com; Brett Salmon; nancy@bsrd.com
Subject: RE: Sight Distances Verification Letter (Geddes & Stumpf)
Attachments: Sight Distances Verification Letter.pdf

Pasquale:

Attached is the requested verification letter regarding the "sight distances" clearance for the proposed new lot fronting on Geddes Street (near Stumpf Street). It would be appreciated if you would confirm that the attached verification letter is acceptable.

If you have any questions, or require anything else, please do not hesitate to call.

Regards,
Ian

Ian Robinson, B.Sc., OLS, OLIP
Black, Shoemaker, Robinson & Donaldson Limited, Surveyors & Planners
351 Speedvale Ave. West, Guelph, Ontario N1H 1C6
P = 519-822-4031
F = 519-822-1220
E = ianr@bsrd.com

From: Nancy
Sent: Wednesday, March 04, 2015 10:24 AM
To: Pasquale Costanzo (pasqualec@wellington.ca)
Cc: Ian Robinson; carson@carsonreidhomes.com; Brett Salmon
Subject: Sight Distances Geddes & Stumpf

Good Morning Pasquale:

We had our crews review the site distances from the proposed new lot on Geddes Street , adjacent to the house located at 16 Stumpf Street.

The posted speed limit in this area is 50 Km. According to their measurements, there is a minimum 200 metre clear sight line in either direction from a driveway into the new lot on Geddes. Our reading of the County's regulation is a minimum sight distance of 135 metres is acceptable for this posted speed and our measurements would indicate a clear sight distance for posted speeds up to 80 Km.

Can you please confirm that this is acceptable.

Thanks

Nancy Shoemaker,
MCIP, RPP

Black, Shoemaker, Robinson & Donaldson Limited